093.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	747,700 / 747,700
					USE VALUE:	747,700 / 747,700
					ASSESSED:	747,700 / 747,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGERS ROBERT M & MARY E/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	59 RONALD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ROGERS ROBERT M & MARY E -
Owner 2:	-
Street 1:	59 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,438 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5438.000	336,000	3,500	408,200	747,700
Total Card	0.125	336,000	3,500	408,200	747,700
Total Parcel	0.125	336,000	3,500	408,200	747,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.39 | /Parcel: 378.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	60793
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!7653!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,000	3500	5,438.	408,200	747,700	747,700	Year End Roll	12/18/2019
2019	101	FV	255,000	3500	5,438.	414,000	672,500	672,500	Year End Roll	1/3/2019
2018	101	FV	264,600	3500	5,438.	309,100	577,200	577,200	Year End Roll	12/20/2017
2017	101	FV	264,600	3500	5,438.	279,900	548,000	548,000	Year End Roll	1/3/2017
2016	101	FV	264,600	3500	5,438.	268,200	536,300	536,300	Year End	1/4/2016
2015	101	FV	249,800	3500	5,438.	227,400	480,700	480,700	Year End Roll	12/11/2014
2014	101	FV	249,800	3500	5,438.	215,800	469,100	469,100	Year End Roll	12/16/2013
2013	101	FV	249,800	3500	5,438.	205,300	458,600	458,600		12/13/2012

PRINT

Date	Time
12/10/20	22:16:11

LAST REV

Date	Time
02/25/20	13:37:13
danam	
7653	

USER DEFINED

Prior Id # 1:	60793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS ROBERT M	62417-143		8/8/2013	Convenience	1	No	No		
	11695-633		6/18/1969		23,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2019	1315	Redo Bat	14,616	C				
8/19/2019	1221	New Wind	16,795	C				
4/27/2016	520	Insulate	3,963					insulate
4/6/2004	219	Redo Kit	15,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Meas/Inspect	197	PATRIOT
11/8/2005	Permit Visit	BR	B Rossignol
2/1/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5438		Sq. Ft.	Site		0	70.	1.07	5									408,197						408,200	

Total AC/HA: 0.12484 | Total SF/SM: 5438 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,197 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32759428
Const Adj.:	0.99960202
Adj $ / SQ:	165.883
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412724
Depreciation:	76767
Depreciated Total:	335957

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

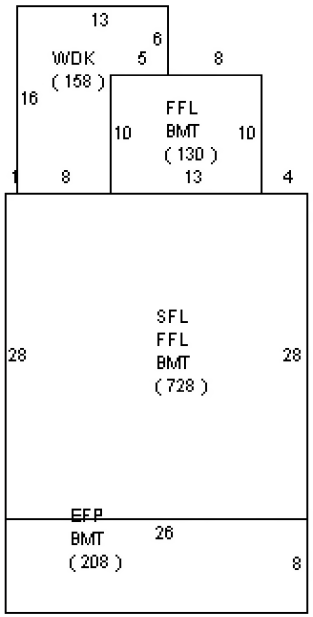
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.88
Special Features:	0	Val/Su Net:	112.68
Final Total:	336000	Val/Su SzAd	216.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,066	62.700	66,842
FFL	First Floor	858	165.880	142,328
SFL	Second Floor	692	165.880	114,725
EFP	Enclos Porch	208	40.300	8,382
WDK	Deck	158	12.320	1,947

Net Sketched Area:	2,982			Total:	334,224
Size Ad	1549.5999	Gross Are	3018	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1916	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500